

## \$175,000 - 206 3207 James Mowatt Trail, Edmonton

MLS® #E4463794

**\$175,000**

1 Bedroom, 1.00 Bathroom, 652 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Perfect for first-time buyers or investors! This bright and spacious 1 bedroom plus den condo offers an open-concept layout with a full bath, a large kitchen featuring ample cabinetry and counter space, and a generous living area that opens onto a private balcony – ideal for relaxing or entertaining. The den provides a flexible space for a home office or guest room. Conveniently located within walking distance to major amenities including Superstore, Shoppers Drug Mart, and Dr. Anne Anderson High School, with easy access to public transportation for effortless commuting. This home combines comfort, convenience, and excellent value – a great opportunity to enter the market in a sought-after area!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463794          |
| Price          | \$175,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 652               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 206 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                            |
| # of Stories | 4                                                                                 |
| Stories      | 1                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$385              |

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